

**LONDON STOCK EXCHANGE ANNOUNCEMENT**  
**CC Japan Income & Growth Trust plc (the 'Company')**  
**Net Asset Value**

Date: 27 January 2026

LEI: 549300FZANMYIORK1K98

The Company announces that, as at the close of business on 26 January 2026, the unaudited net asset values ('NAV') per ordinary share ('Share'), valued on a 'bid price' basis, were:

|                                                                |         |
|----------------------------------------------------------------|---------|
| NAV per Share (including current financial year revenue items) | 250.65p |
| NAV per Share (excluding current financial year revenue items) | 246.36p |

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